

**MONTAGUE ECONOMIC DEVELOPMENT
AND INDUSTRIAL CORPORATION
TOWN HALL
1 AVENUE A
TURNERS FALLS, MA 01376**

MEETING MINUTES

**Tuesday, February 12, 2013 5:00PM
Town Hall – Downstairs Meeting Room
1 Avenue A, Turners Falls, MA**

Present: Lynn Reynolds (Chair), Moon Morgan, Don Valley, Linda Ackerman, Richard Ruth, John Furbish

Absent: none

Also Present: Walter Ramsey, Mike Langnecht (MCCI)

Meeting opened at 5:02 by Lynn Reynolds

The minutes of February 5, 2013 were approved unanimously on a motion by Don Valley that was seconded by Richard Ruth.

The Board welcomed John Furbish, recently appointed by the Board of Selectmen to the low-income seat.

Mike Langecht was present to speak on behalf of MCCI regarding the purchase of 38 Avenue A. He suggested a collaborative process. He sought guidelines from the EDIC.

Ultimately the Board asked Moon Morgan to draft a response letter to MCCI. The response included the following points:

It's our understanding that in response to the correspondence of February 6 in which MEDIC outlined specific core concepts related to the development of 38 Avenue A, Montague Community Cable Inc. is accepting the concept of MEDIC's oversight function during whatever project period is negotiated, whether that be twelve months after sale or twenty-four months after sale or another period of time.

It's also our understanding that before you submit an updated design plan for the project you would like MEDIC to provide design guidelines.

We would like to reiterate that we are not seeking a "formal" or "stamped" architectural design. In fact, an update to the August 1, 2012, document titled "The Grand Trunk Media and Cultural Center; MCCI Proposal to the EDIC for the Purchase of Lot D/41 at 38 Avenue A" might be the most effective approach to providing an up-to-date plan.

Within that context, we offer the following guidelines:

- Retain the space identified in the August 1, 2012, proposal floor plan as "River Culture Exhibit" as a community exhibition area, with its own entry, as shown on the floor plan.

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- Retain the reception and welcome area for use by both the Montague Business Association and MCCI. It is hoped that this space might be similar to the space managed by the Greenfield Chamber of Commerce at the vehicle registration office and rest area on Route 2 in Greenfield, not simply a turnstile for brochures.

- Retain easy access to the public restrooms, one of which is ADA-compliant, as stated in your January 2013 Proposal Addendum. That document states that "patrons" will be able to access the bathrooms. We want to be sure that means the general public.

- Include in your final plan a facade design or designs, approved by the MCCI board of directors, that provides architectural integrity with the surrounding buildings, specifically the Discovery Center and the Crocker building, by using brick, clapboard and window treatments that harmonize with these buildings. Treat the existing brick in some manner and cover the exposed cinder block. The roof line should eliminate the existing mansard roof treatment. (The January 2013 Proposal Addendum states that several designs for the exterior were to be shown at the MEDIC meeting of January 17. That meeting had to be adjourned early, precluding the presentation of the designs. We would welcome that presentation of those three or four designs at our next meeting, at 5 p.m. Tuesday, February 19 at the Montague Town Hall as a step toward submission of your final design or designs.)

- Present a plan to initiate a process either to rehabilitate the current mural, which is shown on the "Option A - Traditional Facade" sketch or to create a new mural with a local historical theme. We are not asking you to create the mural; we are asking that you compose a plan for the mural to be created by others.

- Address design or landscape elements around the building that will make the exterior more hospitable to the farmers market and other public uses mentioned in the January 2013 Proposal Addendum.

On the last point, we would like to explore the possibility of establishing a registered town-owned easement around the building as a way to free MCCI from this design and maintenance responsibility. This may be another topic of discussion at the February 19 meeting.

The points above represent details we would like to see in an updated plan. In addition, there is information from you we would like to see reflected in a plan:

- Please include room dimensions.
- Please describe the appearance of and access to the area that had been called River Culture Exhibit and we are now referring to as a community exhibition area. (Does the space have doors?)
- Please elaborate on the design elements of the MBA desk and welcome area (perhaps the size and design of the desks and other elements that affect the public service element of this area).
- Please update and confirm the operational intentions included toward the bottom of Page 2 and top of Page 3 of the August 1, 2012, Grand Trunk Media and Cultural Center proposal.

Your participation on February 12 helped clarify the positions of MCCI in ways that correspondence cannot. We hope we can continue this constructive dialogue on February 19.

Motion by Linda A. to enter executive session for the disposition of real estate per determination by the chair that a public discussion will influence the negotiation. Seconded by Don V. All Approved on roll call. Motion passed.

6:20- 7:30 PM Executive Session

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Meeting Adjourned at 7:30 PM on motion by Linda A. Seconded by Richard R.

Next Meeting: Tuesday Feb 19 at 5:00 PM.

Approved by:

Date: